

**TLZM 2013-0006**

**Crescent Parke**

**July 16, 2015**

**Planning Commission**

**Work Session**

# **Proposal**

**TLZM 2013-0006**

**A request to rezone portions of the property from CD-C (Commercial), CD-MUO (Mixed-Use Option) and CD-OS (Open Space) to CD-RH (Residential High Density)**



# Location & Existing Site Conditions

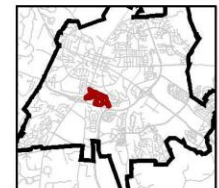


TLZM-2013-0006  
Crescent Parke



- Roads
- Crescent Parke
- Parcels

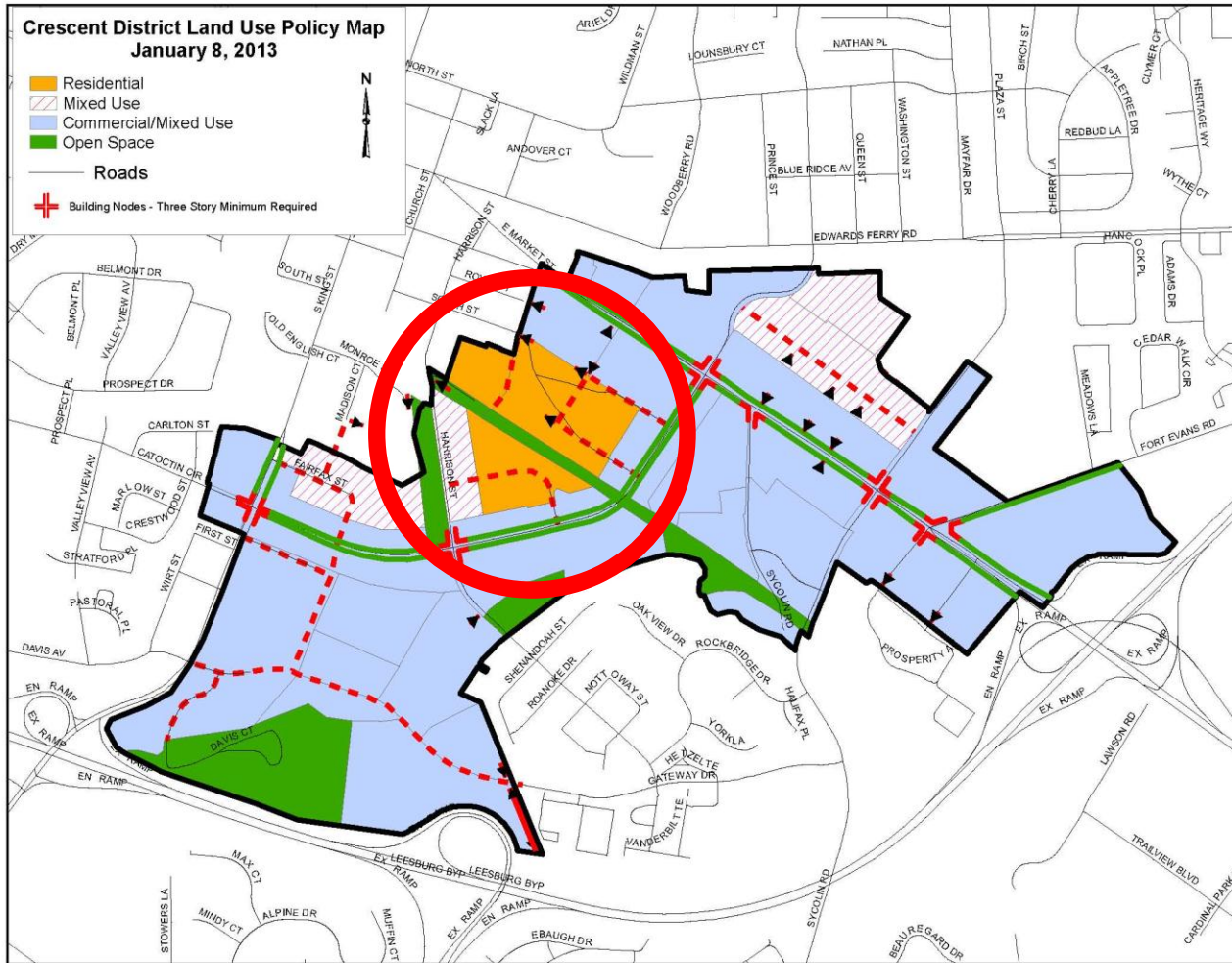
0 200 400 Feet



Map Prepared by  
Town of Leesburg DPZ  
May 22, 2015

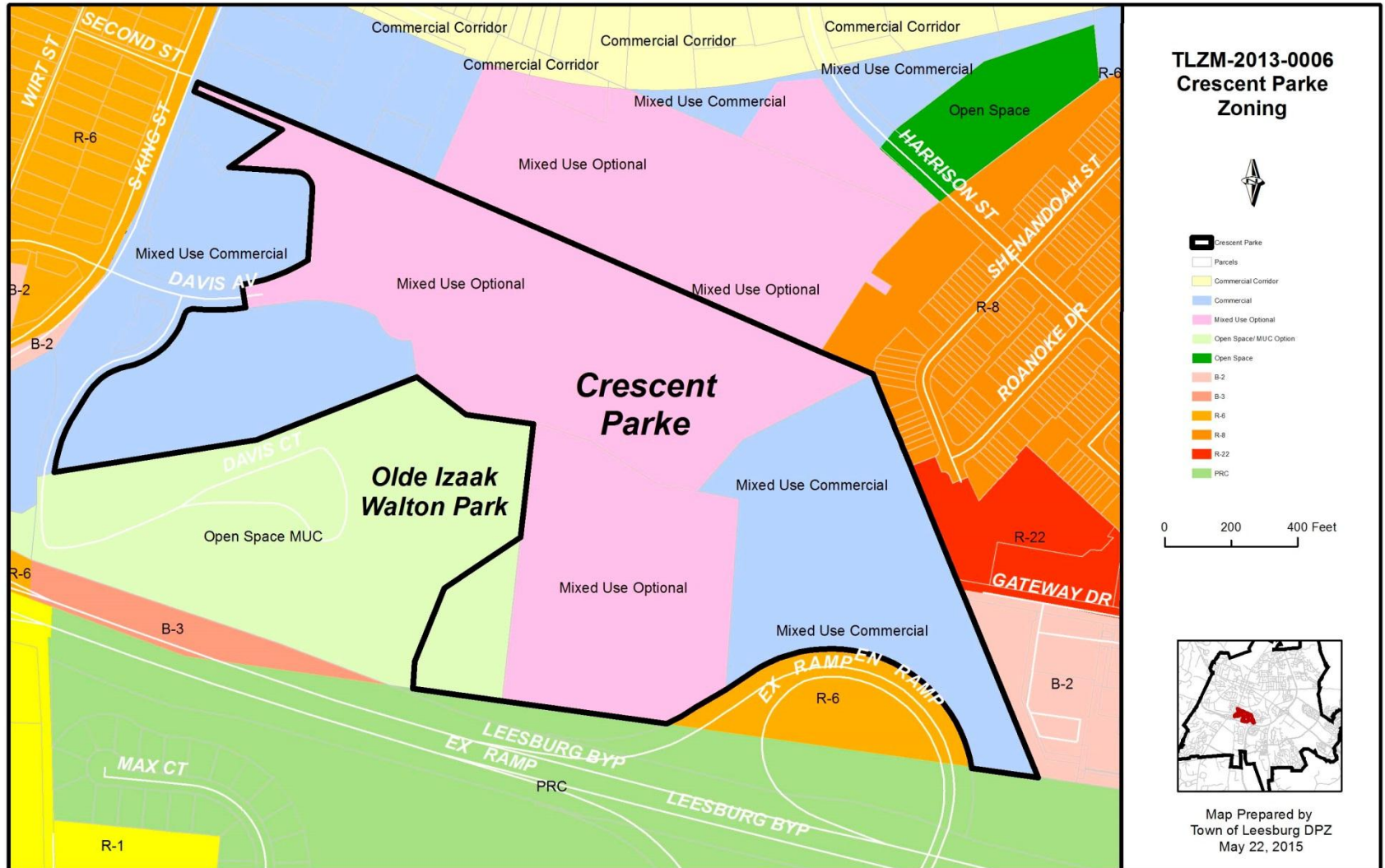


## Designation as Mixed-Use



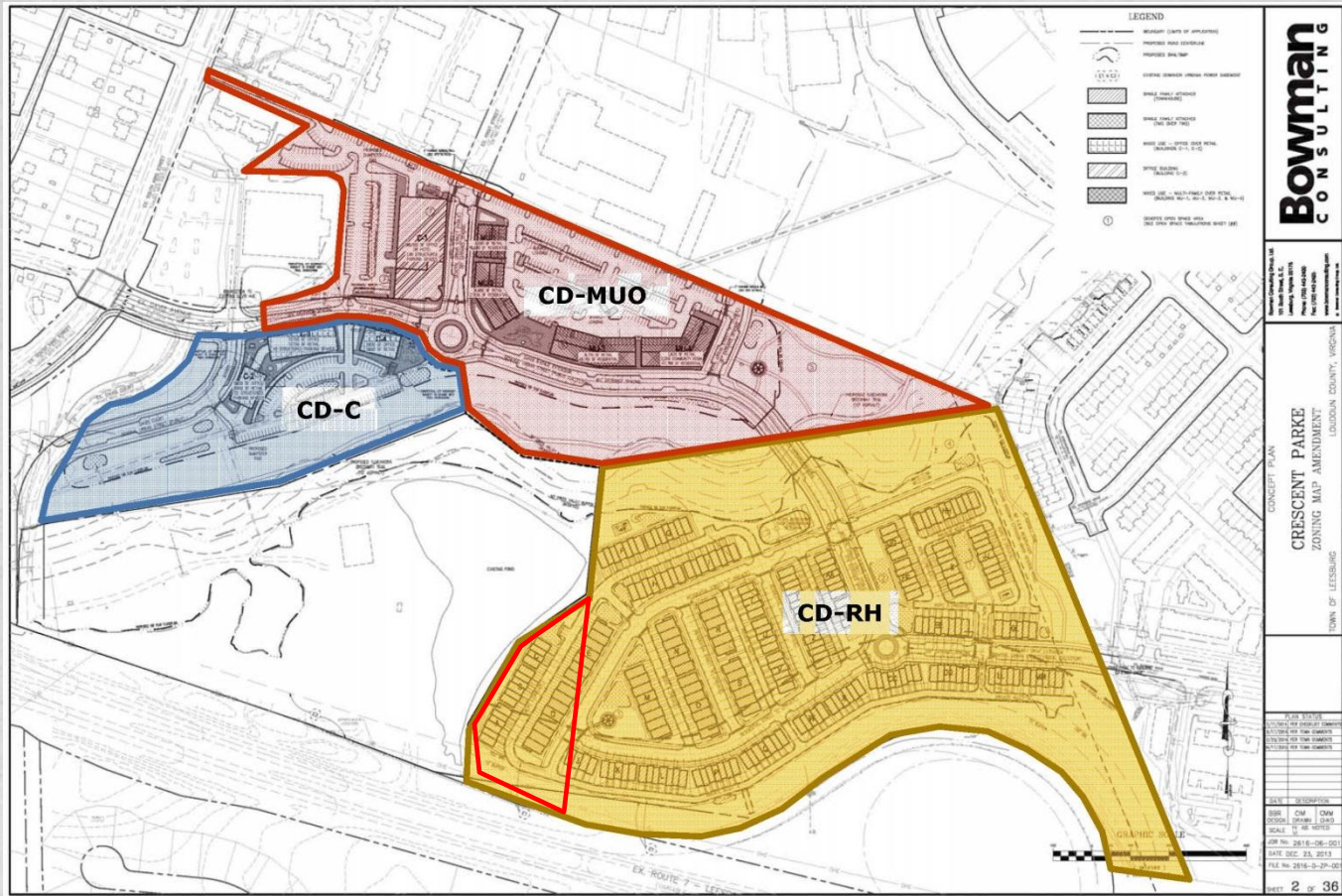
- Outside the Residential Core
- Zoning Code does not support suburban-style neighborhoods

# Current Zoning





## Proposed Zoning



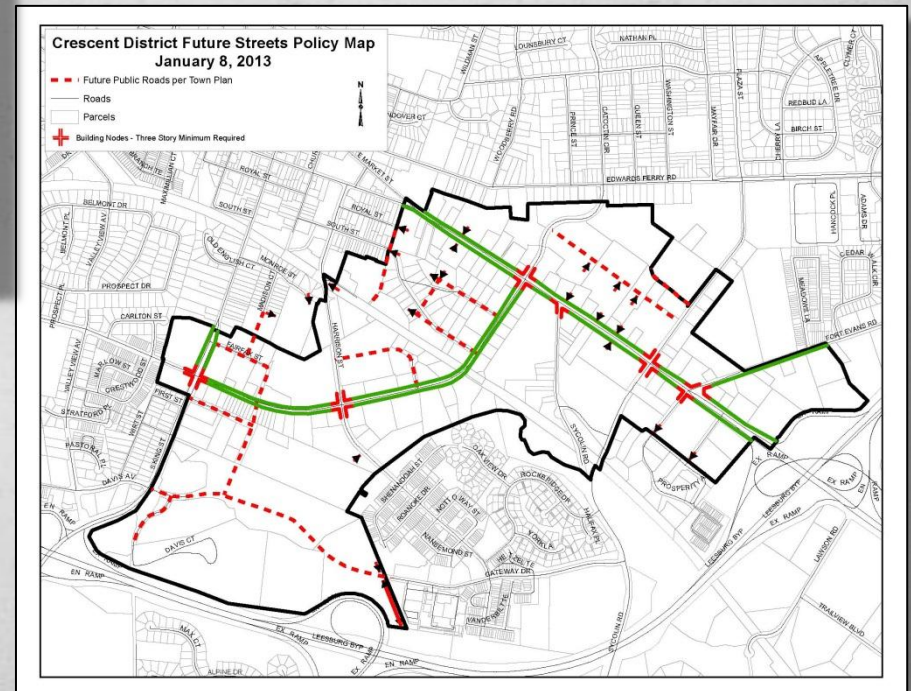
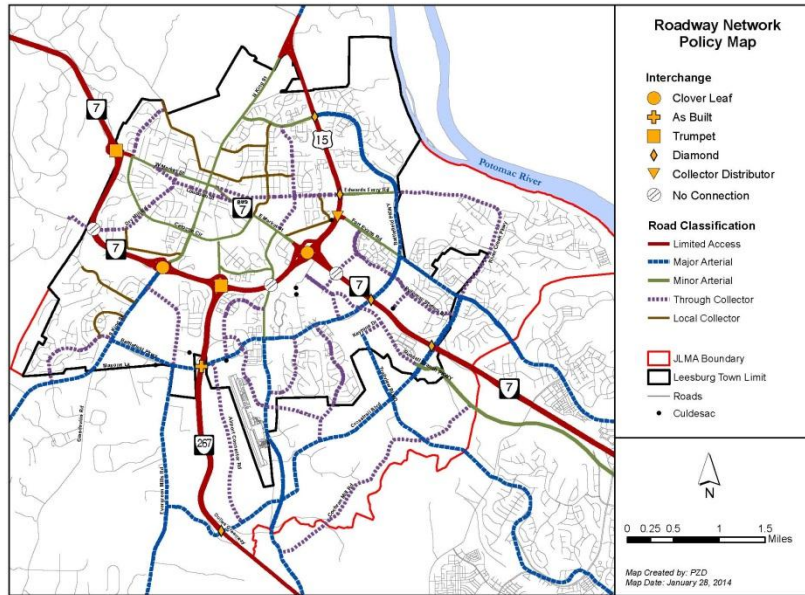
### Table 3. Zoning Area

District	Area in Acres	Area in Square feet	Color Code
CD-C	7.53	328,185	Blue
CD-MUO	16.82	732,655	Red
CD-RH	28.98	1,262,488	Orange

2 of the 29 acres was CD-OS

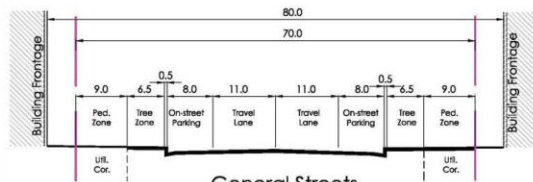


# Existing Transportation Policy Maps

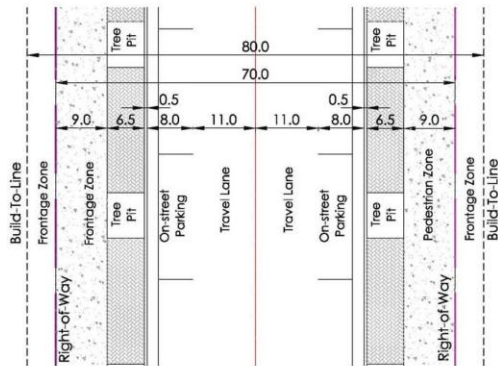


# Crescent District Street Standards

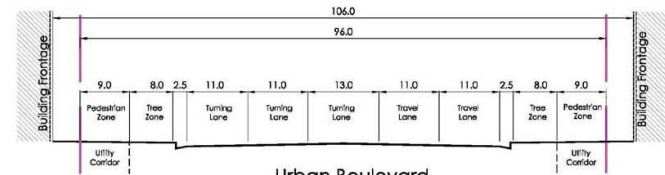
## General Streets



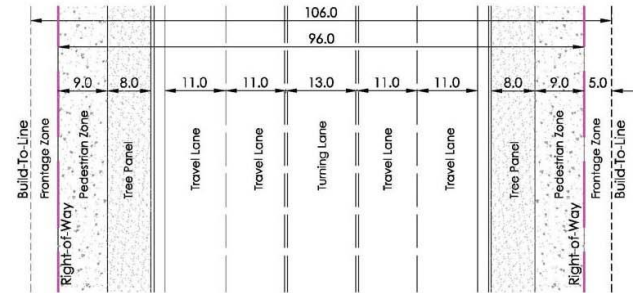
General Streets  
(Parking Both sides)



## Urban Boulevards



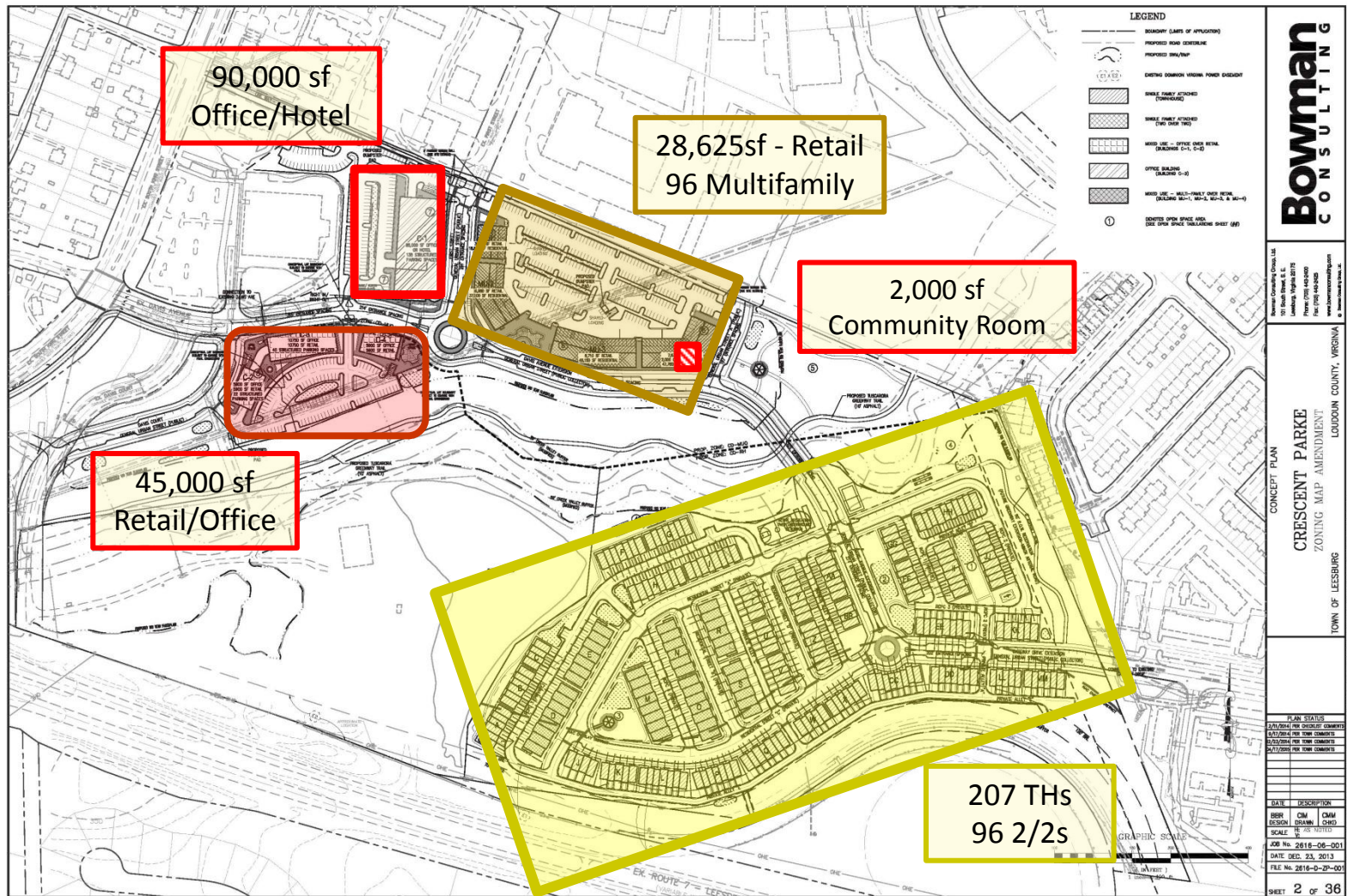
Urban Boulevard





# TLZM 2013-0006 - Crescent Parke

## Use and Density



**Total of 161,625 sf non-residential, 2,000 sf Community Room, 399 Dwelling Units**

## Proposed Phasing

The Crescent Design zoning district does not include a codified phasing requirement. However, the mix of uses proposed does not meet the planned mixed-use of the property. Should the application include a more detailed phasing program?

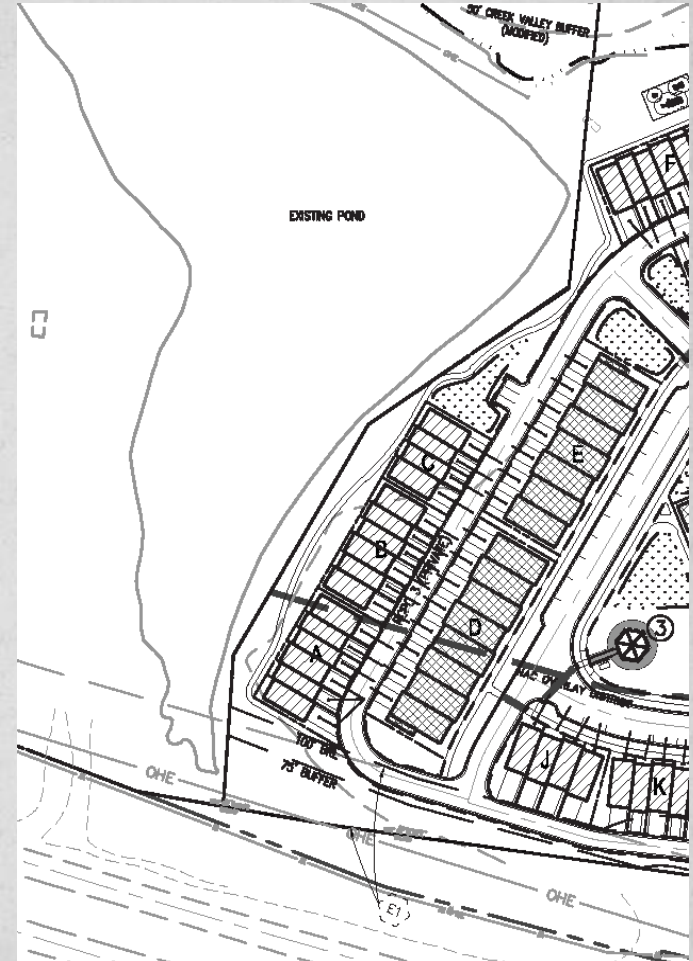


# Impacts to Izaak Walton Park

The Primary impact is loss of open space and infringement on the passive recreational environment

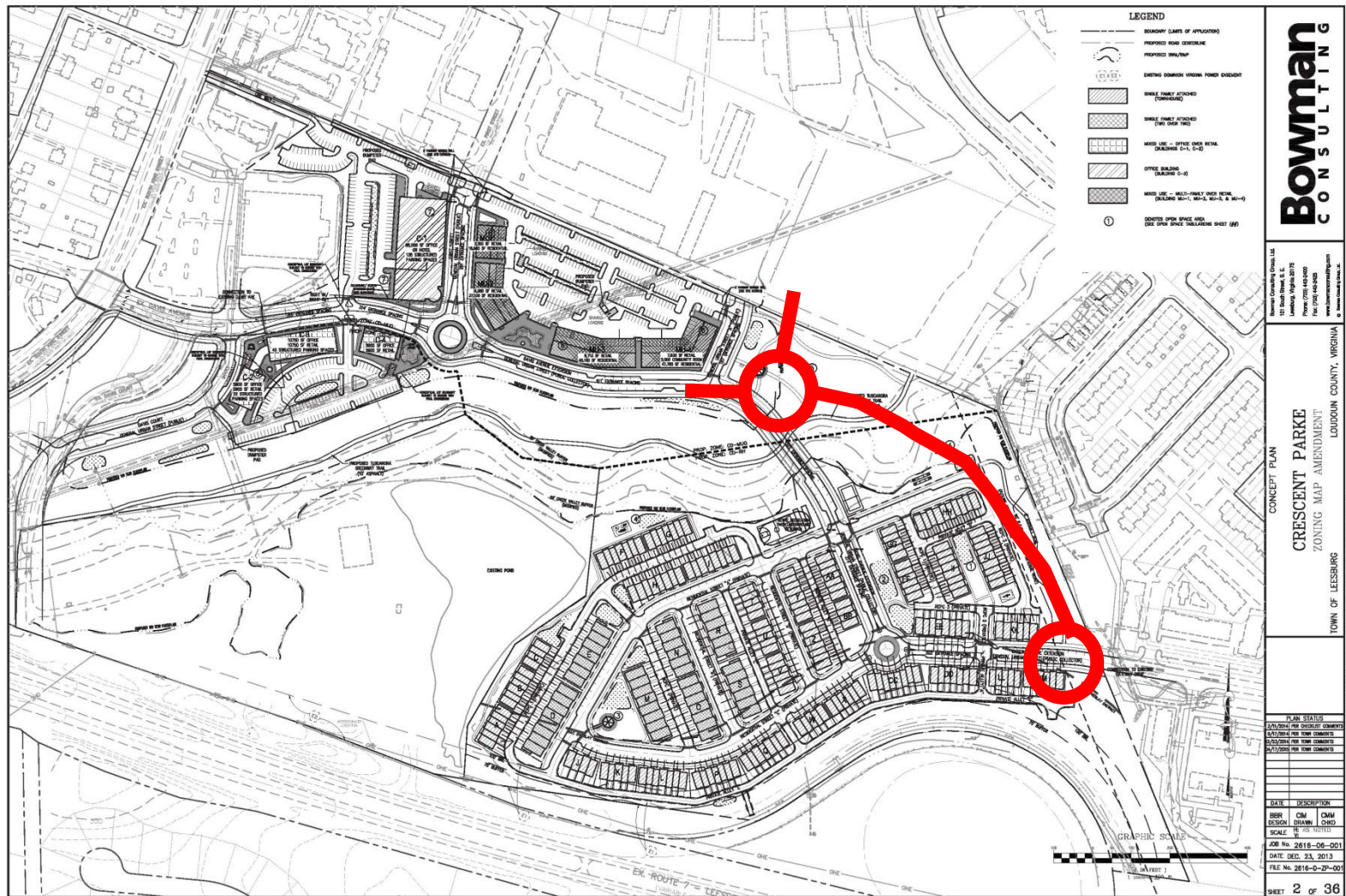


Does the proposed development significantly affect the public use and enjoyment of the property during the remainder of the term of the agreement?



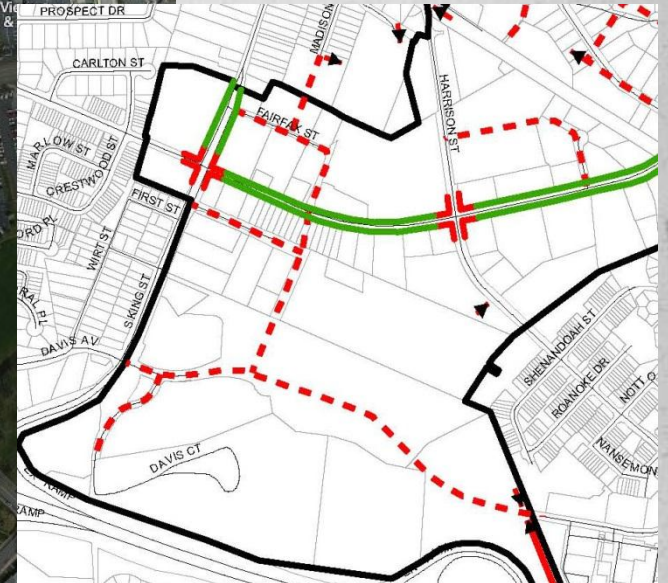
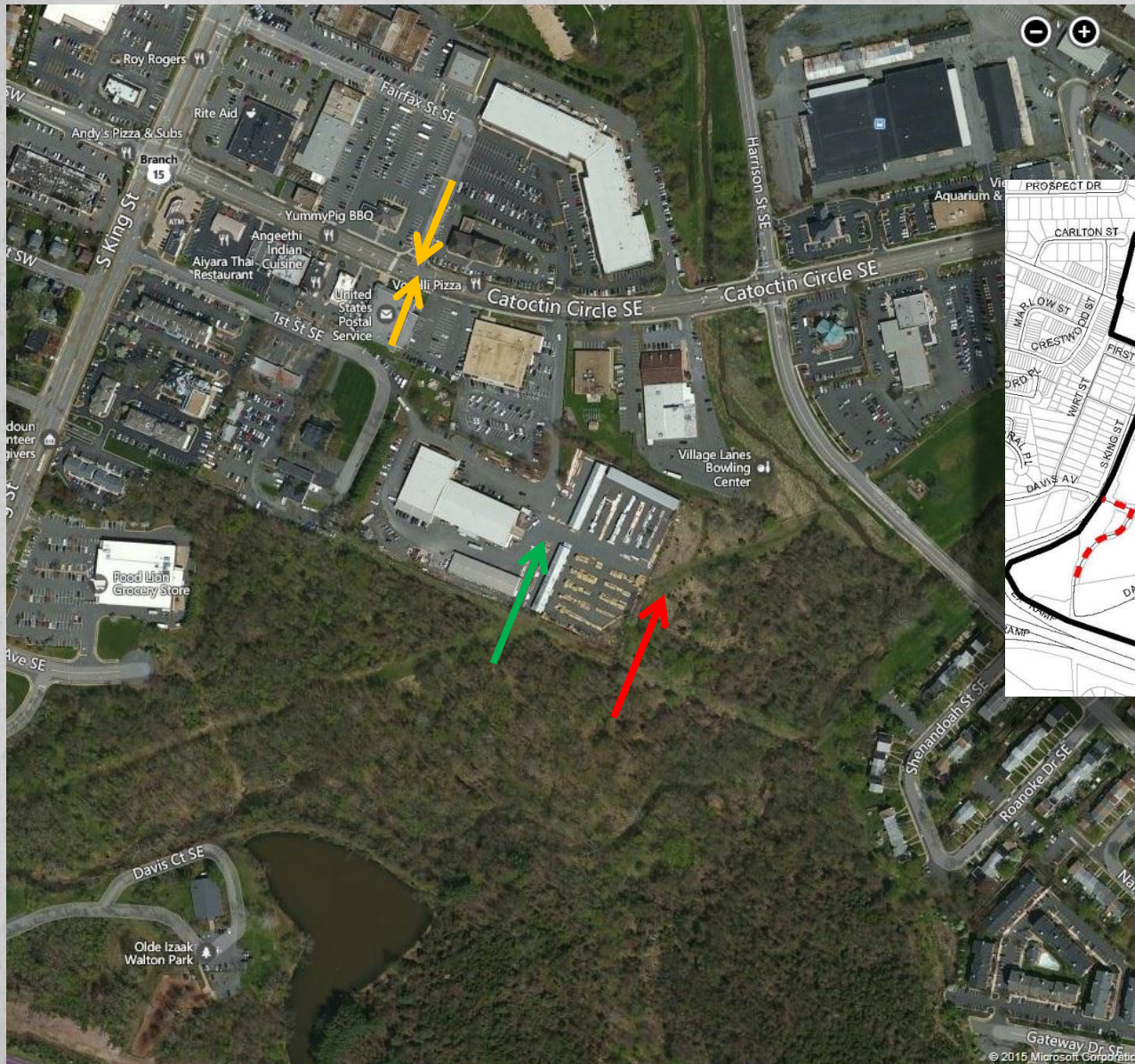


## Possible Davis Avenue Alignments



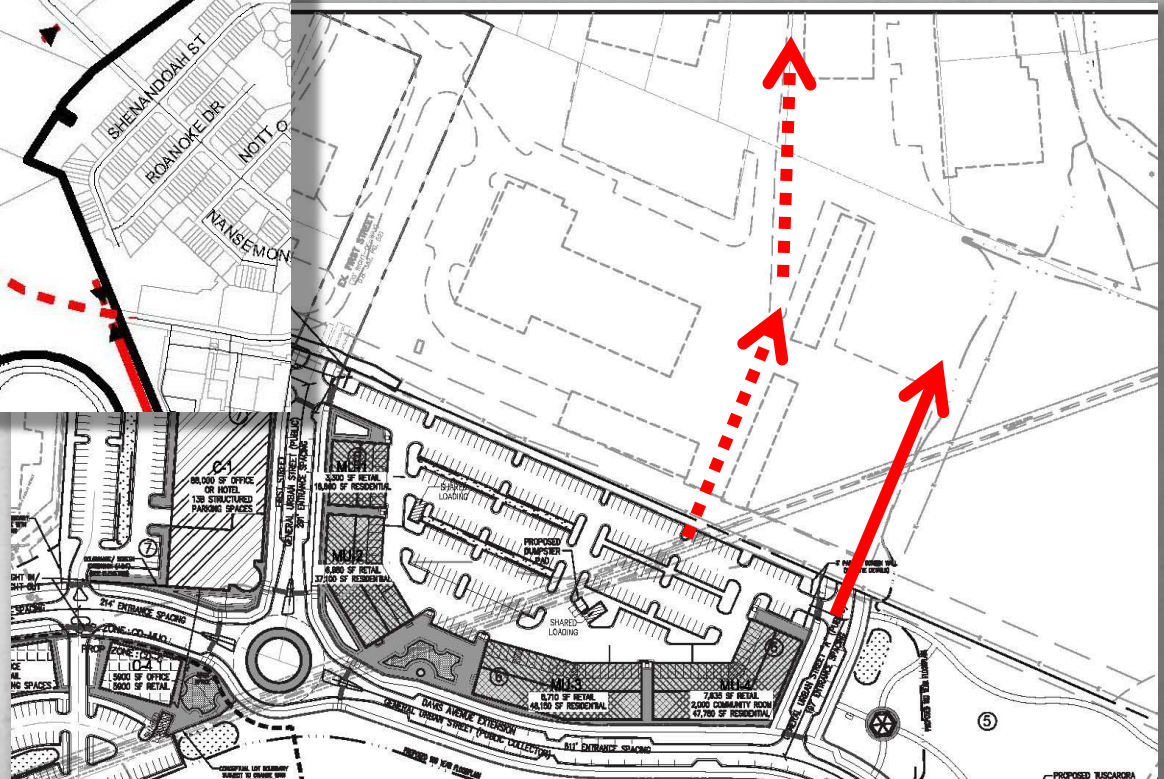
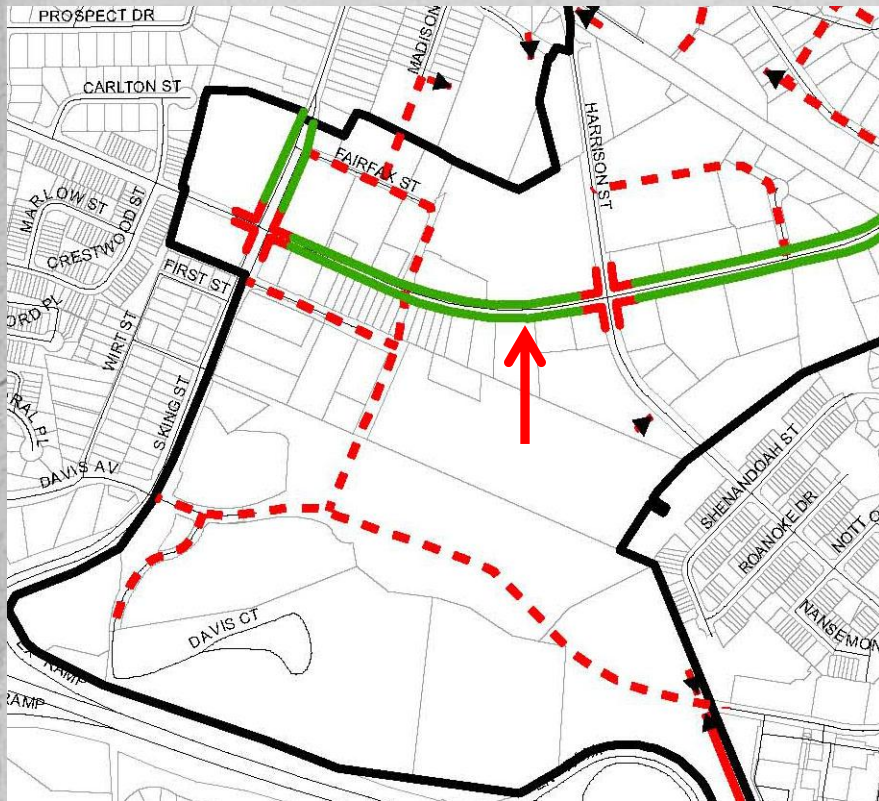


# Connections Through Off-Site Property





# Off-Site Connections





# Greenway Extension

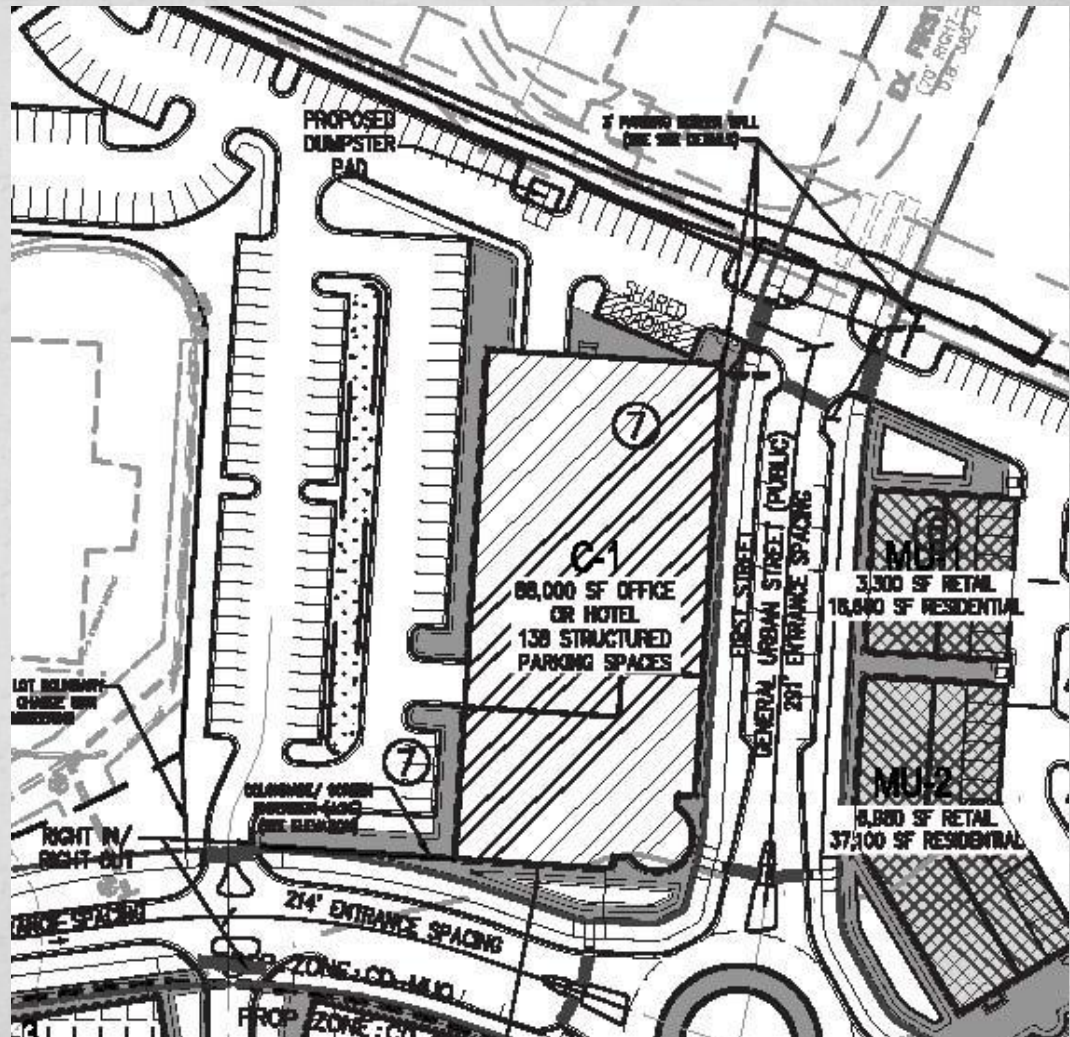
- Buffering
- Proximity to dwellings
- Grading & Design





# Proposed Office/Hotel Use

- Office Market
- Location
- Structured Parking Cost





[illegible]







[illegible]

**Bowman**  
CONSULTING

101 South Street, S. E.  
Leesburg, Virginia 22125  
Phone: (703) 443-5400  
Fax: (703) 443-5425  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)

DETAILED OPEN SPACE PLAN (4 OF 5)  
**CRESCENT PARKE**  
ZONING MAP AMENDMENT  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
05/20/2014	PER DHEQJST COMMENT
07/2/2014	PER TOWN COMMENTS
02/3/2014	PER TOWN COMMENTS
07/2/2015	PER TOWN COMMENTS

DATE	DESCRIPTION	
BBR DESIGN	CIM DRAWN	CMM CHKD
SCALE	H: AS NOTED V:	
JOB No. 2615-06-00		
DATE DEC 23 2013		

FILE No. 2616-D-ZP-Q



**Bowman**  
CONSULTING



SCALE: 1"=30'

DEVELOPERS OPTION #5: CONSISTS OF AN AREA OF 81,830 S.F.  
AMENITIES INCLUDE: SPECIALTY HARDSCAPE GRASS PLAY AREA, GAZEBO, BENCHES, TRASH RECEPTACLES, 8' TRAIL, BIKERACK  
SEE SITE FURNISHING SHEET FOR DETAILS

Boorman Consulting Group, Ltd.  
01 South Street, S. E.  
Leesburg, Virginia 20175  
Phone: (703) 443-2400  
Fax: (703) 443-2425  
[www.boormanconsulting.com](http://www.boormanconsulting.com)

DETAILED OPEN SPACE PLAN (3 OF 5)

**CRESCENT PARKE**  
ZONING MAP AMENDMENT

DETAILED OPEN SPACE PLAN (3 OF 5)

CRESCENT PARKE  
ZONING MAP AMENDMENT

Journal of Interpersonal Violence 27(1)

PLAN STATUS	
2/11/2014	PER CHECKLIST COM
5/13/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS
04/17/2015	PER TOWN COMMENTS

DATE	DESCRIPTION
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BBR	CIM	CMM
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DESIGN	DRAWN	CHK
SCALE	H: AS NOTED	

JOB No. 2618-06-C

DATE DEC. 23, 2013

FILE No. 2616-D-ZP-

27 3

SHEET 21 OF 3



## **Further Action**

Staff anticipates further detailed discussion of the items contained in the June 4, 2015 Staff Report at the August 6, 2015 Planning Commission meeting.



## Planning Commission Questions